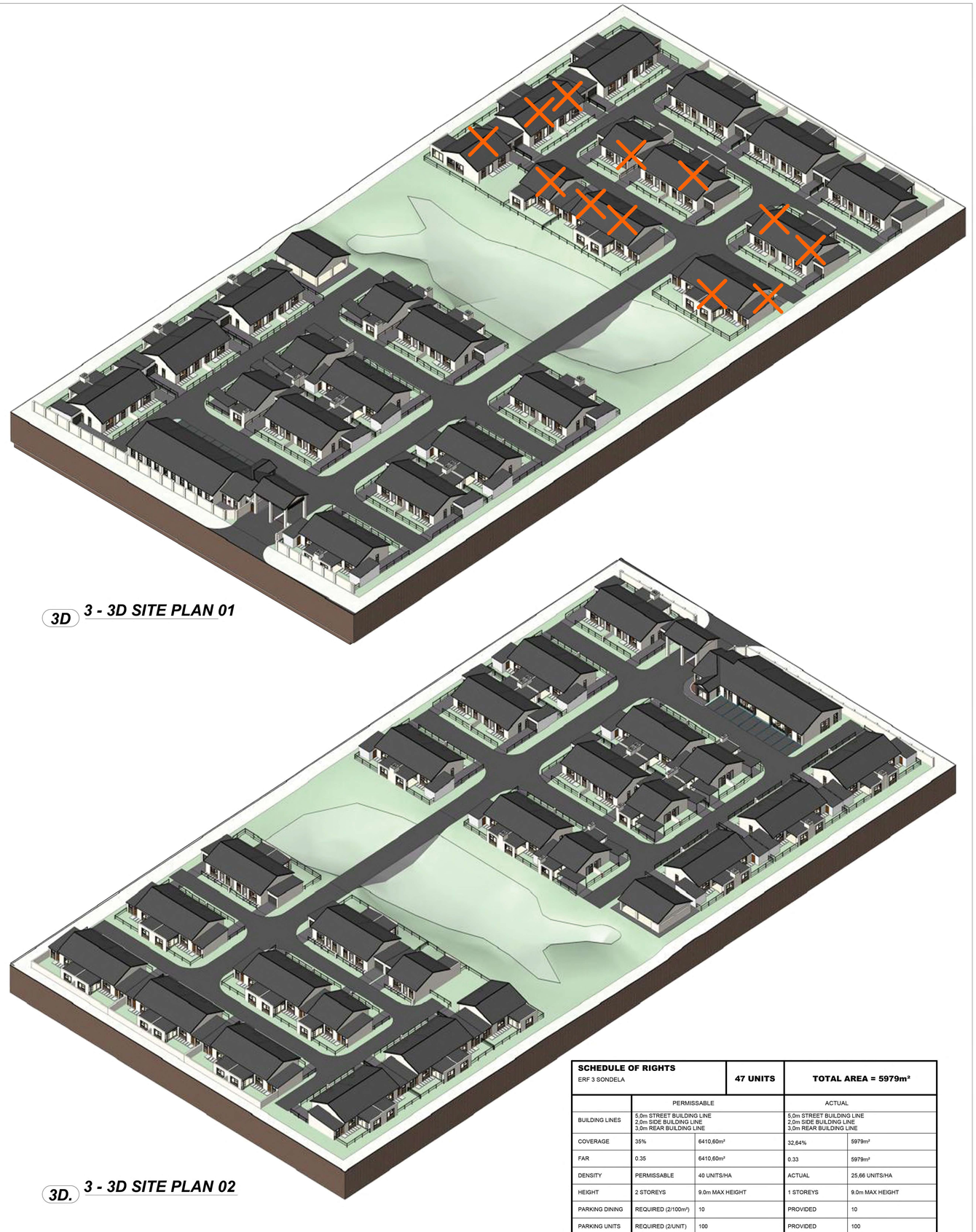
Revision Schedule		
Revision Number	Revision Date	Revision Description

SP ***SITE PLAN***
1 : 500



3D ***3 - 3D SITE PLAN 01***

3D. ***3 - 3D SITE PLAN 02***

SCHEDULE OF RIGHTS ERF 3 SONDELA		47 UNITS	TOTAL AREA = 5979m²	
	PERMISSABLE		ACTUAL	
BUILDING LINES	5,0m STREET BUILDING LINE 2,0m SIDE BUILDING LINE 3,0m REAR BUILDING LINE		5,0m STREET BUILDING LINE 2,0m SIDE BUILDING LINE 3,0m REAR BUILDING LINE	
COVERAGE	35%	6410,60m²	32,64%	5979m²
FAR	0.35	6410,60m²	0.33	5979m²
DENSITY	PERMISSABLE	40 UNITS/HA	ACTUAL	25,66 UNITS/HA
HEIGHT	2 STOREYS	9.0m MAX HEIGHT	1 STOREYS	9.0m MAX HEIGHT
PARKING DINING	REQUIRED (2/100m²)	10	PROVIDED	10
PARKING UNITS	REQUIRED (2/UNIT)	100	PROVIDED	100
SITE AREA:			18 316m²	

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED. DIMENSIONS AND LEVELS ARE TO BE CHECKED. THE LATTER ON SITE, BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SABS AND NBR AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (JBCC) AND MODEL PREAMBLES FOR TRADES (1999-ASQS) AND WERE APPLICABLE. PROJECT SPECIFICATIONS.

CONSTRUCTION NOTES IN COMPLIANCE WITH SANS 10400:

B: STRUCTURAL DESIGN - To be completed by Registered, Professional Engineer with relevant experience in structural and civil engineering field. Proof of registration to be supplied when requested.
C: DIMENSIONS - All rooms or spaces to be constructed in accordance with SANS 10400-C.
D: PUBLIC SAFETY - Any change in level, design of ramps & driveways, access to swimming pools to be in accordance with SANS 10400-D.
F: SITE OPERATIONS - Sanitary facilities to be provided for construction team in accordance with SANS 10400-F.
G: EXCAVATIONS - Any excavation relating to a building less than 3m must be constructed with the detailed requirements of SANS 10400-G or must be subject to a rational design (or assessment or both) by an approved competent person. Any excavation in excess of 3m is subject to a rational design by an approved competent person.
H: FOUNDATIONS - Foundations are to be designed in accordance with SANS 10400-B or the detailed requirements of SANS 10400-H. Where this has not been done, an approved competent will be appointed to do so as part of a rational design based on a geotechnical report.
J: FLOORS - Floors in "WET" areas are to be constructed in accordance with SANS 10400-J. Suspended floors need to be constructed in accordance with the requirements of SANS 10400-B & 10400-T or SANS 10082 or the detailed requirements of SANS 10400-J. Slabs on grade need to be in accordance with SANS 10400-B or SANS 10400-H or detailed requirements of SANS 10400-J or rationally designed by approved competent person.
K: WALLS - Strength and stability of walls needs to be in accordance with SANS 10400-B & 1040-T or the detailed requirements of SANS 10400-K. Roof fixing needs to be in accordance with SANS 10400-B or the detailed requirements of SANS 10400-K.
L: ROOFS - Roof coverings & waterproofing need to be in accordance with SANS 10400-L. Flat roofs or related gutters need to be constructed in accordance with the detailed requirements of SANS 10400-L or rationally designed by an approved competent person. Roof assembly and ceiling installation must be constructed in accordance to SANS 10400-C as well as SANS 10400-L & 10400-K or SANS 10400-B & SANS 10400-L and SANS 10400-L or SANS 10400-T in terms of fire resistance & combustibility. Gutters & downpipes must be sized in accordance with SANS 10400-R.
M: STAIRWAYS - Stairways must be constructed in accordance with SANS 10400-B & SANS 10400-T or the detailed requirements of SANS 10400-M. Any item(s) acting as a balustrade to such a stair needs to be be in accordance to SANS 10400-B or 10400-K & 10400-T.
N: GLAZING - Type and fixing of glazing to be in accordance with SANS 10400-B or the detailed requirements of SANS 10400-N. Glazing selection to be made in accordance to the detailed requirements of SANS 10400-N. SEE MASTER GLAZING NOTE ON THE WINDOW AND DOOR SCHEDULE.
O: LIGHTING & VENTILATION - Lighting in any habitable room needs to comply with SANS 10400-T and the detailed requirements of SANS 10400-O. Ventilation shall be in accordance to the detailed requirements of SANS 10400-T and SANS 10400-O or rationally designed by an approved competent person.
P: DRAINAGE - The drainage system must be in accordance with SANS 10400-P or rationally designed by an approved competent person or subject to an Agreement certificate.
Q: NON-WATERBORNE SANITARY DISPOSAL - is subject to the requirements of SANS 10400-Q or is rationally designed by an approved competent person or is subject to an Agreement certificate or comprise pail closets emptied by local authority.
R: STORMWATER - Implemented according to SANS 10400-R or rationally designed my an approved competent person. The latter applies to stormwater disposal between inter-connected complexes.
S: PERSONS WITH DISABILITIES - Facilities to be provided in accordance with SANS 10400-S or rationally designed by approved competent person.
T: FIRE PROTECTION - To be provided in accordance with the detailed requirements of SANS 10400-T or rationally designed by an approved competent person.
V: SPACE HEATING - To be provided in accordance with SANS 10400-V.
W: FIRE INSTALLATION - Installation to be done according to SANS 10400-W and Water supply according to detailed requirements of SANS 10400-W or rationally designed by an approved competent person.3
XA: ENERGY EFFICIENCY IN BUILDINGS - The building shall comply to the following regulations:
- Orientation and shading: SANS 204
- External Walls: SANS 10400 XA
- Fenestration: SANS 10400 XA
- Roof Assemblies: SANS 10400 XA
- Floors with in slab heating: SANS 10400 XA
- Energy demanding services or control: SANS 204
- Hot water systems: SANS 10400 or,Certification of fenestration by approved competent person, Rational design (SANS 10400-XA) by approved competent person in terms of annual demand and consumption, Certification of annual energy demand and consumption equalling or less than reference building complying to SANS 10400-XA.

COMPETENT PERSONS: All "competent" persons to supply proof of competency and complete required SANS 10400 documentation before acceptance on the project as described elsewhere on this sheet.

Engineers Stamp

Architect DAVID F CRONJE
Sacap PAT 24749861
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23:01 PM (Africa/Johannesburg) on 15 Aug 2020
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Client
DUNFORD PROPERTIES (PTY) LTD
2015/441717/07

Project
NEW RETIREMENT VILLAGE ON ERF 3 SONDELA
SERENE RETIREMENT VILLAGE
SERENE ESTATES

Drawings
SONDELA - SITEPLAN

Date	Drawn	Scale
2024/12/19 14:14:29	DFC	As indicated

Purpose of Drawing:
COUNCIL

Project No	Drawing No	Revision No
19_69	100	000